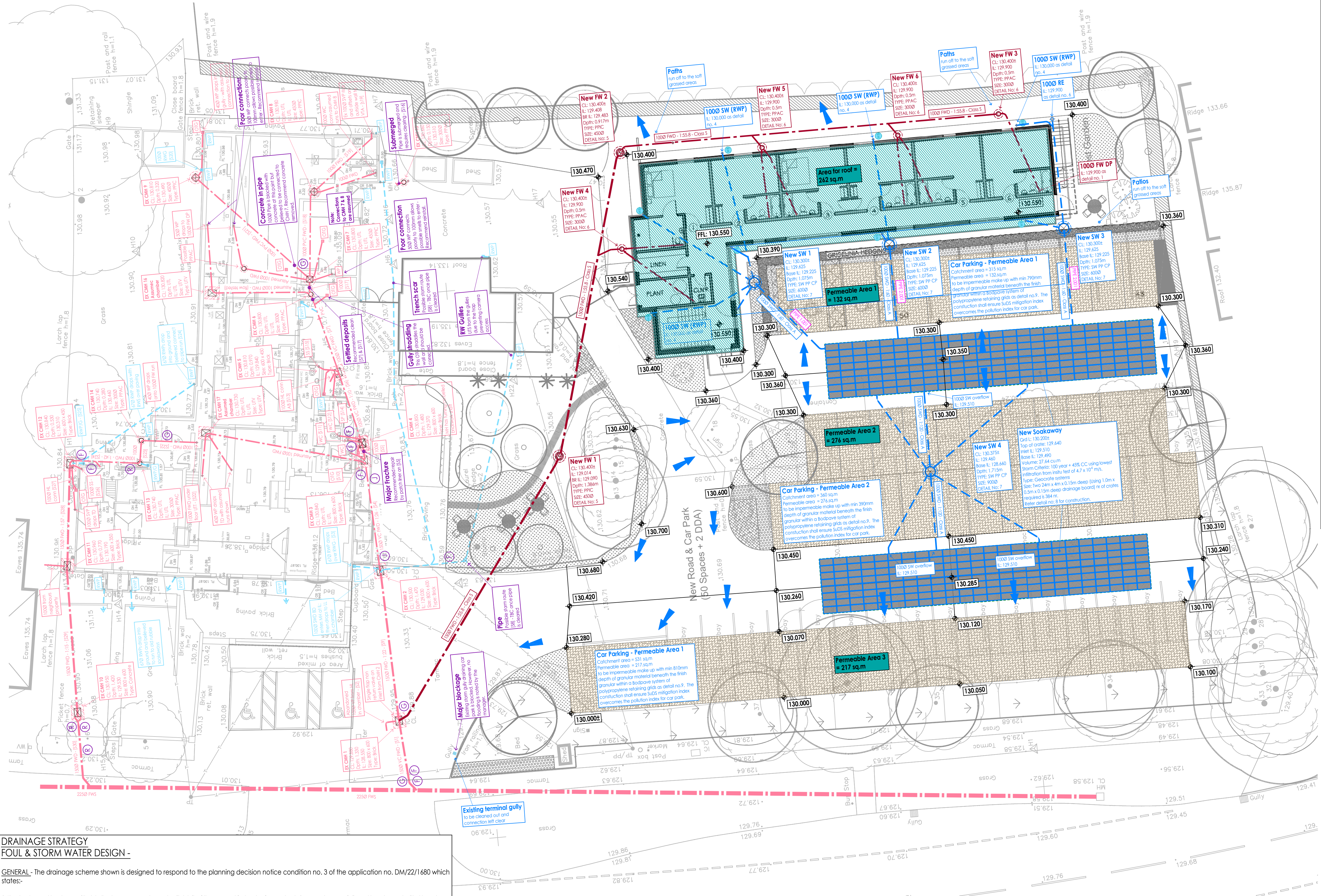




DRAINAGE STRATEGY
FOUL & STORM WATER DESIGN -

GENERAL - The drainage scheme shown is designed to respond to the planning decision notice condition no. 3 of the application no. DM/22/1680 which states:-

3. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details

STORM WATER - The new guest building measures some 262 sq.m in area and the use of infiltration is proposed. Source control of flows is recommended where downpipes can be connected with water butts for rainwater to be used for hanging baskets and low level planters.

The overflow water from the water butts shall be drained through a system of pipes and catchpits into a new geocrate attenuation storage soakaway vessel designed to accommodate a peak storm for the 100 year + 45% climate change event + 10% urban creep. The geocrate soakaway is shallow as construction permits to allow water to infiltrate over a larger area and keeping discharge levels as high as practicable above the groundwater levels. Groundwater levels were recorded at a consistent level of 128.550 for many days during January and February.

The design infiltration rate has been taken from the geotechnical report issued by Groundwater Management Ltd as the lowest for TH2 of 4.7 x 10⁻⁶ m/s noted as above the lowest rate permissible under the latest National SuDS guidance of July 2025. Both infiltration rate tests to BRE 365 and groundwater monitoring levels were carried out in January and February to ascertain design criteria.

The car parking bays receive run off from surrounding circulation road areas and their depth of granular material is indicated and to be constructed as detail no. 9

DESIGN EXCEEDANCE FLOWS - Where design storms and attenuation volumes are exceeded, such flows will run towards the lowest part of the site to the site entrance and to the highway.

OWNERS SUDS DRAINAGE MAINTENANCE PLAN - (REFER CIRIA 753 - Table 32.1) Where attenuated volumes are provided in permeable construction make ups which are inaccessible without conventional excavation, it is important to provide features on the drainage system which minimise silt migration.

- All rainwater hopperheads, pipes and gutters should be cleaned twice a year.
- Empty and clean the rainwater butts yearly.
- Remove weeds and debris from any raingardens, keep soil agitated and plants tended.
- All pipes should be cleaned/fetted once a year.

FOUL WATER - The new foul drainage from the Guest building will connect to the existing foul drainage system from the Gardeners Arms.

This is drawing is copyright and remains in the ownership of Simon Dent Associates (SDA)

This drawing should be read in conjunction with the design team's relevant documents, drawings & details.

Existing public & private utility services and drainage locations shown have been derived from non-intrusive survey techniques. Their location is not accurate and the contractor must satisfy himself using open excavation where the location of such plant and apparatus is critical in construction.

If the contractor has constructed from this drawing without necessary approvals from Local Planning Authorities, Building Control, Sewerage Undertakers, Environment Agency etc then any abortive work shall be at his own financial risk and not the responsibility of SDA.

If the contractor has constructed from this drawing whilst the drawing remains PRELIMINARY status, then any abortive work shall be at his own financial risk and not the responsibility of SDA.

The contractor should NOT construct any works should there be any doubt with information shown from any of the source, ALWAYS USE GIVEN DIMENSIONS ONLY. ALWAYS ASK IF IN DOUBT.

ALWAYS PRINT THIS DRAWING IN COLOUR

DRAIN / SEWER PIPELINE KEY	
EXIST'G FWD PWS	
EXIST'G SWDOWS	
EXIST'G FWD PWS REMOVED	
EXIST'G SWDOWS REMOVED	
NEW FWD/PWS	
NEW SWDOWS	
NEW LAND DRAIN	

EXISTING DRAINAGE NOTES

THIS DRAWING IS A RECORD OF THE DRAINAGE SURVEY CARRIED OUT BY SDA & EYES ON DRAINAGE (EOD) ON 27TH OCTOBER 2025.

THIS SURVEY USED CCTV & SONDE TRACING. MEASUREMENTS ARE TAKEN BE LASER MEASUREMENT AND SUBJECT TO TOLERANCES ACCORDINGLY.

ALTHOUGH CONSIDERED A FAIR RECORD OF THE EXISTING DRAINAGE, CRITICAL DIMENSIONS AND SETTING OUT SHOULD BE CHECKED ON SITE WITH PIPES AND BURIED SERVICES TO USE INVASIVE TECHNIQUES (EXCAVATION) TO ASCERTAIN THEIR EXACT LOCATION.

THE BUILDING / LAND SURVEY WAS CARRIED OUT BY OTHERS AND SHOULD NOT BE RELIED UPON FOR CRITICAL DIMENSIONS, WHICH SHOULD BE TAKEN ON SITE BY THE CONTRACTOR.

IN ADDITION TO THE MAIN OBSERVATIONS RECORDED FOR PIPES, ALWAYS JET CLEAN THE EXISTING SYSTEM PRIOR TO ANY WORKS BEING UNDERTAKEN.

READ THIS DRAWING IN CONJUNCTION WITH THE EOD CCTV REPORT AND VIDEO FOOTAGE.

CCTV DEFECT TAGS

- TREE ROOTS
- DISPLACED/OPEN JOINT
- FRACTURE or CRACK
- HEAVY GREASE or FOGS
- SPALLING
- BLOCKAGE IN PIPE
- WATER HELD IN PIPE
- HOLE IN PIPE
- PATCH OR PIPE LINER
- DEBRIS
- DEFORMED PLASTIC
- DEFECTIVE LINING
- MAJOR COLLAPSE

ABBREVIATIONS / LEGEND

- AAV AIR ADMITTANCE VALVE
- AB ABANDONED (MH, sewer or drain)
- AC ACCESS CHAMBER
- ACC ACCESS
- ASB ASBESTOS CEMENT
- ASP ANTISIPHON PIPE
- AFL ABOVE FINISHED FLOOR LEVEL
- BD BACKCROP
- BE BLANKED END
- BG BACK INLET GULLY
- BOL BELOW GROUND LEVEL
- BR BRANCH
- BSSL BELOW SLAB SOFFIT LEVEL
- CE CLEANING TIE
- CI CAST IRON
- CL COVER LEVEL
- CON CONCRETE
- CP CATCHPIT
- COP CARPARK GULLY
- DC DRAINAGE CHANNEL
- DCO DRAINAGE CHANNEL OUTLET
- DL DRAIN LINE
- DTC DRAINAGE THRESHOLD CHANNEL
- DP DRAIN POINT
- FA FROM ABOVE
- FB FROM BELOW
- FC FLEXIBLE CONNECTION
- FAI FRESH AIR INLET
- FWD FOUL WATER DRAIN
- FNG FOUL WATER GULLY
- FWL FOUL WATER SEWER
- GS GROUND LEVEL
- GT GREASE TRAP
- HL HIGH LEVEL
- IC INSPECTION CHAMBER
- IL INVERT LEVEL
- IT INTERCEPTING TRAP
- LL LOW LEVEL
- LWG LIGHTWELL GULLY
- MH MANHOLE
- MD LEVEL
- NRV NON RETURN VALVE (FLAP VALVE)
- OD OVERDRAIN
- OTO OPEN TOP GULLY
- OTIO OPEN TOP BACK INLET GULLY
- PAL PATCH LINER
- PE POLYETHYLENE
- PFB PITCH FIBRE
- PM PUMP MAIN
- PP POLYPROPYLENE
- PPAC POLYPROPYLENE AC
- PPC POLYPROPYLENE IC
- PCC PRECAST CONCRETE
- PS PIPE RESHAPE
- PVC POLYVINYL CHLORIDE
- RE ROOFCING EYE
- RG ROAD GULLY
- RC ROOT CUT
- RWH RAINWATER HARVESTING
- RWP RAINWATER PIPE
- SP SOLI PIPE
- SHG SHOWER GULLY
- STBGT SEALED TOP BACK INLET GULLY
- STP SEWAGE TREATMENT PLANT
- SUS SUSTAINABLE DRAINAGE SYSTEMS
- SVP SOLI VENT PIPE
- SS SUB STACK
- SW STORM WATER DRAIN
- SWI STORM WATER SEWER
- SWTD STORM WATER TREATMENT DEVICE
- TB TO ABOVE
- TB TO BELOW
- TBC TO BE CONFIRMED
- TD TO DRAIN
- UL URINAL BOWL
- ULD UNDERDRAIN
- UNL UNABLE TO LIFT
- UNL UNABLE TO TRACE
- UNL UNABLE TO SURVEY
- UNL UNABLE TO VIEW
- VIA VENT TO ATMOSPHERE
- WC WATER CLOSET
- WCB WASH HAND BASIN
- WG WASTE GULLY
- WP WASTE PIPE
- WVP WASTE VENT PIPE
- YD YARD GULLY

BELOW GROUND DRAINAGE SPECIFICATION

- All drainage systems shall be installed, tested and commissioned to the following standards:-
 - BS EN 12056 – Gravity drainage systems inside buildings (UK/Europe): Covers the planning and calculation of systems that handle wastewater and rainwater.
 - BS 8301 – Code of Practice for Building Drainage (UK): Provides guidelines for designing drainage systems for buildings.
 - CIRIA C753 – The SuDS Manual (UK): Guidance on sustainable drainage systems (SuDS) design.
 - BS EN 752 – Drain and sewer systems outside buildings (Europe/UK): Focuses on planning and design for external drainage systems, including water supply and stormwater.
 - BS EN 1410 – Construction and testing of drains and sewers (UK/Europe): Focuses on the installation and construction of external drainage systems.
 - BS EN 13508-1 – Investigation and assessment of drain and sewer systems outside buildings (UK/Europe): Includes standards for inspection and maintenance of drains.
 - BS 8000-14 – Workmanship on Building Sites – Part 14: Code of Practice for below ground drainage (UK): Provides recommendations for good practice in maintaining and repairing drainage systems.
 - BS 5837 – Trees in Relation to Design, Demolition, and Construction (UK): Addresses how trees and drainage systems interact, ensuring protection of trees and roots during drainage design.
 - CIRIA C737 – Guidance on the Construction of SuDS (UK): Construction methods for sustainable drainage systems.
 - Building Regulations – Part H (Drainage and Waste Disposal) (UK): Covers the legal requirements for drainage systems in new buildings.
 - BS 5885:2013 Code of practice for surface water management for development sites
 - ALWAYS lay drainage in an upstream direction commencing downstream and checking all levels of existing outfalls, pipes and chambers before any work is carried out.
- All below slab & external foul pipes shall be in PVCU pipe to BS EN 13476-2 as the Funkle HS System of pipes and fittings, using pushfit joints and encased in concrete where the depth of cover is less than 300mm to the ground floor slab soffit.
- All manhole cover and gully grating frames shall be bedded and set upon resin cement mix ONLY.
- All branches to main runs shall be made using 45° branches and bends to suit, no sharp 90 deg bends will be accepted, only long radius bends are to be used at base of drainage bends.
- External drainage may be run in PVCU to BS EN 13476-2 as the Funkle HS system of pipes and fittings or vitrified clayware to BS EN 295 and run in class 3 granular bed and surround where greater than 900mm depth of cover, where less cover always provide additional protection as recommended by SDA details or where more stringent pipe manufacturers recommendations prevail.
- Where pipes are to run ALWAYS check the area for utility services using a PAS 128 survey.
- Pipes shall be laid soffit to soffit level NOT invert to invert, unless noted otherwise on the drawings by SDA.
- Where pipes are bedded temporarily on bricks, these must be removed before trench backfilling. If not, and shear cracks are found on the pipes through CCTV inspection and the bricks are found when exposed, retainer monies will be kept until such works are remediated.
- Pipe connections and branches must use a max angle of 45 deg bend and branch sweep into the main drainage runs - see details, connections of 90 deg will not be permitted by SDA onto the main run.
- All bends used must have a radius of 200mm to the centre line of the fitting or greater - tighter radius bends will not be accepted by SDA.
- All SVPs and SSS shall have access 1.0m AFFL to ensure all lengths can be rodded and maintained. Provide 300 x 200 min size access doors on stud walls where pipe access is covered.
- All pipe trenching shall be strictly monitored to ensure no deleterious material is beneath or around the pipe, all backfill to trenches shall be carefully compacted in accord with the recommended passes for the equipment used - see the specification for highway works (SHW) table 6/4.
- All soft spots in trenches must be made good with imported material and geotextiles used to maintain trench material integrity. Where water is present alert SDA to seek on action to take.
- Where pipe ventilation is shown by AAV, SDA only recommend the Marley 'durgo' valve for use as an AAV.
- Before the concrete floors are laid, the contractor MUST carry out air testing in accordance with BS 8000 for all drainage runs, shall produce a certificate for issue to the building control officer and CCTV ALL below slab drainage runs. The contractor shall request the BCO witness the final drainage pipework testing.
- The contractor shall ensure a full CCTV of all the installed drainage is recorded with DVD video or footage web linked and full report sent to the client following practical completion and within 3 weeks of handover.

P3	Soakaway size altered to suit in situ BRE 365 site test results and groundwater monitoring. Parking bay data added. Catchment areas indicated.	15.04.2026	SAD
P2	Soakaway grate size and levels clarified.	23.01.2026	SAD
P1	PRELIMINARY ISSUE	16.12.2025	SAD
Rev	Description	Date	Chkd

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HALL & WOODHOUSE

Client
Project
Drawing title
Drawing status

The Gardeners Arms, Selsfield Road, Ardingly RH17 6TJ
Proposed Site Drainage
PRELIMINARY

Project no	Scales	Drawing no	Rev
25049	A1 - 1:150 A3 - 1:300	100	P3